



RUMSEY MEWS, LONDON, N4  
£799,950 FREEHOLD

## AN IMMACULATED FOUR BEDROOM, FREEHOLD FAMILY HOME IN HIGHBURY

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## DESCRIPTION:

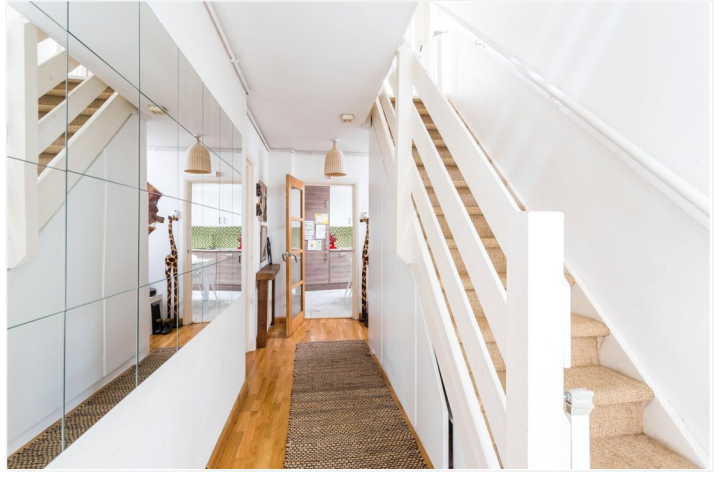
A simply stunning 4-bedroom, freehold house set on a tree lined street in Highbury. Split over two floors, once entering the property through a gated mews you are greeted with a spacious reception room full of light and superb wooden flooring. Through bi-folding doors is where you'll find a beautifully designed kitchen fitted with integrated appliances, a downstairs W.C. and good sized fourth bedroom. On the first floor is a superb roof terrace which looks great all year around, followed by three well-proportioned bedrooms and the main family bathroom. The property is offered on a chain free basis while being presented in a marvellous condition.

Monsell Road is set in a convenient location within a short distance from both Arsenal tube (Piccadilly Line), and Finsbury Park tube (Victoria and Piccadilly Line) and main line station. There are also strong bus routes both into the City, Upper Street Islington and the West End. The cafes, restaurants, shops and other amenities of Blackstock Road and Highbury Barn are also a short distance away, as are the local parks; Clissold Park, Finsbury Park and Highbury Fields. The property is also moments from some of the area's best schools, including Ambler Primary which has recently been awarded an Outstanding classification by Ofsted.

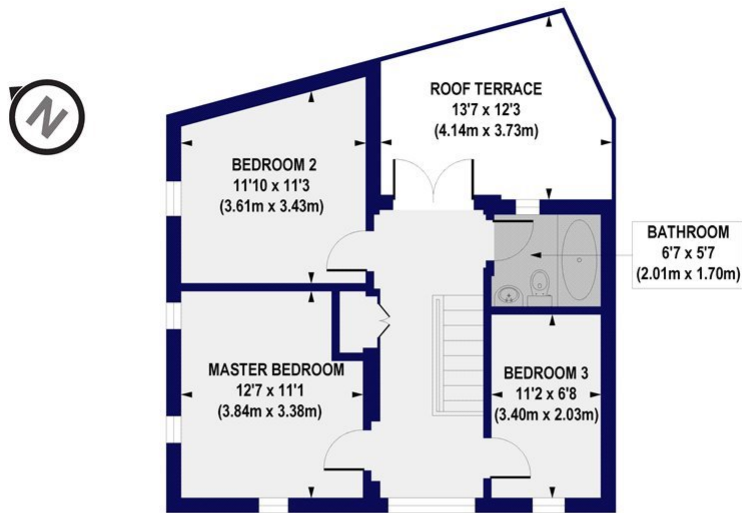
## ACCOMMODATION

Freehold, 4 Bedrooms, 1 Reception Room, 1 Bathroom, House, End of Terrace, Roof Terrace, Residents Parking, Period, Town/City, Very Good decoration

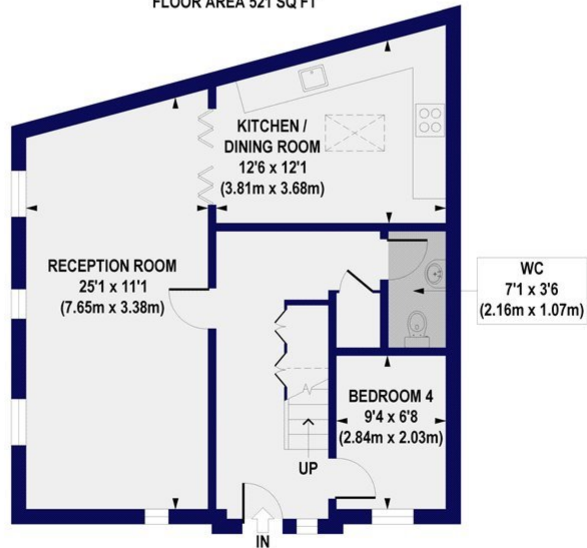




**Rumsey Mews, N4**  
**Approx. Gross Internal Floor Area 1190 sq. ft / 110.60 sq. m**



**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 521 SQ FT**



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 670 SQ FT**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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